



WILLIAM T FUJIOKA  
Chief Executive Officer

County of Los Angeles  
**CHIEF EXECUTIVE OFFICE**

Kenneth Hahn Hall of Administration  
500 West Temple Street, Room 713, Los Angeles, California 90012  
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December 10, 2013

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:  
AS-NEEDED PROJECT MANAGEMENT/CONSTRUCTION  
MANAGEMENT AND RELATED SERVICES  
VARIOUS COUNTY PROJECTS  
AWARD CONSULTANT SERVICES AGREEMENTS  
(ALL DISTRICTS)  
(3 VOTES)**

**SUBJECT**

Approval of the recommended actions will award consultant services agreements to Bernards Bros., Inc.; BORJ Construction Management, Inc.; Citadel CPM, Inc.; Cumming Corporation; Parsons; and Simpson & Simpson Management Consulting, Inc., to provide as-needed project management/construction management and related services to assist the Department of Public Works with its County's Capital Projects Program.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Award and authorize the Director of Public Works, or her designee, to execute consultant services agreements with Bernards Bros., Inc.; BORJ Construction Management, Inc.; Citadel CPM, Inc.; Cumming Corporation; Parsons; and Simpson & Simpson Management Consulting, Inc., each for a not to-exceed fee of \$7.5 million for an aggregate amount of \$45 million, to be financed from capital project budgets to provide as-needed project management/construction management and related services, each for a 3 year period with two 1-year extension options. The expiration date of these contracts is subject to the following condition: Where services for a given project have been authorized but are not completed prior to the stated expiration date, the expiration date is automatically extended to allow for the completion of such services.

2. Delegate authority to Director of Public Works, or her designee, to exercise the two 1-year extension options on the above-referenced six agreements at the discretion of the Director of Public Works, or her designee, based upon the level of satisfaction with the services provided.
3. Delegate authority to the Director of Public Works, or her designee, to exercise the two 1-year extension options to the existing agreements for as needed project management/construction management and related services with SRD Management; Jacobs Project Management Co.; gkkworks; and Vanir Construction Management, Inc., at the discretion of the Director of Public Works, or her designee, based on the level of satisfaction with the services provided.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended action will augment the Department of Public Works' (Public Works) project management capabilities in support of the County's Capital Projects Program.

Public Works is currently managing more than 136 active capital projects that are in various stages of feasibility analysis, programming, design, or construction. To ensure availability of adequate resources with the appropriate level of training and experience to execute work on schedule and without loss of continuity, Public Works is requesting as needed project management/construction management and related services contracts with Bernards Bros., Inc.; BORJ Construction Management, Inc.; Citadel CPM, Inc.; Cumming Corporation; Parsons; and Simpson & Simpson Management Consulting, Inc., each for a not-to-exceed fee of \$7.5 million to supplement its project management activities over the next three years. We are also recommending that the Board delegate authority to the Director of Public Works, or her designee, to exercise the two 1-year extension options for these six agreements based upon the level of satisfaction of services provided. The consultant staff, under Public Works' supervision, will perform project management duties for the construction of health centers, correctional and detention facilities, beach facilities, libraries, parks, fire and sheriff stations, and various other facilities in support of the County's Capital Projects Program.

On January 25, 2011, the Board authorized the Director of Public Works, or her designee, to execute four consultant services agreements with three small-sized firms of APSI Construction Management; Simpson & Simpson Management Consulting, Inc.; SRD Management; and one large-sized firm of Jacobs Project Management Co., each for a not-to-exceed amount of \$7.5 million, for an aggregate amount of \$30 million for a 3-year period with two 1-year extension options to be exercised upon the Board's approval. On July 5, 2011, the Board authorized the Director of Public Works, or her designee, to execute two consultant services agreements with the medium-sized firms of gkkworks and Vanir Construction Management, Inc., each for \$7.5 million for an aggregate amount of \$15 million for a 3-year period with two 1-year extension options to be exercised upon the Board's approval. These six agreements are subject to the following condition: Where services for a given project have been authorized, but are not completed prior to the stated expiration date, the expiration date is automatically extended to allow for completion of such services.

The 3-year base terms for the six existing agreements will expire in 2014. Since there is no capacity left for two of these firms, APSI Construction Management and Simpson & Simpson Management Consulting, Inc., we are recommending that the Board delegate authority to the Director of Public Works, or her designee, to exercise the extension options for the remaining four agreements with SRD Management; Jacobs Project Management Co.; gkkworks; and Vanir Construction Management, Inc., based upon the level of satisfaction of services provided.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Integrated Services Delivery (Goal 3) by increasing our ability to handle irregular workloads in a responsive manner and provide responsive, efficient, and high quality public services.

### **FISCAL IMPACT/FINANCING**

No direct impact on the County's General Fund is expected from this action. Construction project management services utilized under these agreements will be funded from capital project budgets and expended as the individual projects are approved by the Board. Any expenditure incurred by the Public Works Internal Service Fund - Capital Project Management Program will be reimbursed through billings to capital projects.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The six new agreements will contain terms and conditions supporting the Board's ordinances, policies, and program, including, but not limited to: County's Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) Programs, Board Policy No. 5.050; Contract Language to Assist in Placement of Displaced County Workers, Board Policy No. 5.110; Reporting of Improper Solicitations, Board Policy No. 5.060; Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law), Board Policy No. 5.135; Contractor Employee Jury Service Program, Los Angeles County Code, Chapter 2.203; Notice to Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015); Contractor Responsibility and Debarment, Los Angeles County Code, Chapter 2.202; and the Los Angeles County's Child Support Compliance Program, Los Angeles County Code, Chapter 2.200; Defaulted Property Tax Reduction Program, Los Angeles County Code, Chapter 2.206; and the standard Board-directed clauses that provide for contract termination or renegotiation.

The agreements include a cost-of-living adjustment provision in accordance with the Board policy, which was approved on January 29, 2002.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed activity is not a project pursuant to the California Environmental Quality Act (CEQA) because it is an activity that is excluded from the definition of a project by Section 15378(b) of the CEQA Guidelines. The proposed actions are an administrative activity of the government, which will not result in direct or indirect changes to the environment.

### **CONTRACTING PROCESS**

On June 20, 2013, Public Works issued a Request for Proposals (RFP) for as-needed project management/construction management and related services. The RFP was posted on both the County's "Doing Business with Us" and Public Works' "Contract Opportunities" websites. Copies of the websites postings are enclosed for your reference.

The RFP allowed firms to compete as primes in one of three categories: small, medium, or large. Each firm was requested to certify its own size, based on its annual revenue and number of employees, for competition among other firms in the same size category. The RFP stated that a

total of six firms would be awarded a contract as follows: three small-size firms (with 100 or fewer employees and an average of \$10 million or less gross revenue over the previous three tax years), two medium-size firms (with 1,000 or fewer employees and an average of \$100 million or less gross revenue over the previous three tax years), and one large-size firm (with 1,000 or more employees and an average of \$100 million or more gross revenue over the previous three tax years).

On July 18, 2013, 32 firms submitted proposals. An evaluation committee, composed of Public Works' staff from Architectural Engineering, and Project Management I and II Divisions, evaluated the proposers' qualifications and conducted interviews with the top ranked proposers as outlined in the RFP. The selected firms represent the best qualified firms from each size category to provide the required services based upon their proposed organizational structure, support resources, technical and administrative expertise, experience, and proposed work plan. The following firms were selected without regard to race, creed, color, or gender: small-size category – BORJ Construction Management, Inc.; Citadel CPM, Inc.; and Simpson & Simpson Management Consulting, Inc.; medium-size category - Bernards Bros., Inc.; and Cumming Corporation; and large-size category - Parsons.

Given the broad range of projects undertaken by the County, Public Works will augment the capabilities offered by consultant firms by extending project management/construction management and related services opportunities to a greater and more diverse range of firms, thereby improving our ability to match the skills and capabilities of project management/construction management and related services firms with the different types and specific requirements of projects. Once a project is identified, the Director of Public Works, or her designee, plans to utilize the firm that provides the optimal staffing for the project.

Public Works has evaluated and determined that the Living Wage Program (County Code Chapter 2.201) does not apply to the recommended agreements as they are non Proposition A services.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The Countywide Strategic Plan directs the provision of Organizational Effectiveness (Goal 1) by improving the efficiency, quality, and responsiveness of County services to all residents.

### **CONCLUSION**

Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset Management Division; and the Department of Public Works, Architectural Engineering Division.

The Honorable Board of Supervisors

12/10/2013

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Respectfully submitted,

A handwritten signature in black ink, appearing to read 'W. T. Fujioka', with a long horizontal line extending to the right.

WILLIAM T FUJIOKA

Chief Executive Officer

WTF:SHK:DJT

SW:RB:rp

Enclosures

c: Executive Office, Board of Supervisors  
County Counsel  
Public Works

**Bid Detail Information**

**Bid Number :** AED7739868  
**Bid Title :** As-Needed Project Management/Construction Management and Related Services  
**Bid Type :** Service  
**Department :** Public Works  
**Commodity :** CONSULTING SERVICES - CONSTRUCTION  
**Open Date :** 6/20/2013  
**Closing Date :** 7/18/2013 3:00 PM  
**Bid Amount :** N/A  
**Bid Download :** Not Available  
**Bid Description :** The Los Angeles County Department of Public Works is inviting proposals from qualified firms to provide project management/construction management and related services as a member of the Public Works' Project Delivery Team in support of the County's Capital Project Program managed by Public Works. A total of up to six (6) as-needed contracts will be awarded from this solicitation, one (1) large-sized category firm, two (2) medium-sized category firms, and three (3) small-sized category firms.

A preproposal conference to answer questions about this selection process will be held on July 8, 2013, at 1:30 p.m., at the Department of Public Works, 900 South Fremont Avenue, Lobby Level Conference Room B, Alhambra, California 91803. Attendance is strongly encouraged.

A copy of the Request for Proposals may be downloaded from the Los Angeles County Public Works website.

To download the RFP: <http://dpw.lacounty.gov/general/Contracts/Opportunities/>

Proposals must be addressed and submitted to the Department of Public Works, Architectural Engineering Division, attention Kathleen Gandara, no later than 3:00 p.m., July 18, 2013.

**Contact Name :** Kathleen Gandara  
**Contact Phone# :** (626) 458-2566  
**Contact Email :** [kgandara@dpw.lacounty.gov](mailto:kgandara@dpw.lacounty.gov)  
**Last Changed On :** 6/20/2013 5:39:01 PM

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Doing Business with DPW &gt; Project Summary

**PROJECT SUMMARY****Project ID:** AED7739868**Project Name:** As-Needed Project Management/Construction Management and Related Services**Scope of Services:** The Los Angeles County Department of Public Works is inviting proposals from qualified firms to provide project management/construction management and related services as a member of the Public Works' Project Delivery Team in support of the County's Capital Project Program managed by Public Works. A total of up to six (6) as-needed contracts will be awarded from this solicitation, one (1) large-sized category firm, two (2) medium-sized category firms, and three (3) small-sized category firms.

A preproposal conference to answer questions about this selection process will be held on July 8, 2013, at 1:30 p.m., at the Department of Public Works, 900 South Fremont Avenue, Lobby Level Conference Room B, Alhambra, California 91803. Attendance is strongly encouraged.

Proposals must be addressed and submitted to the Department of Public Works, Architectural Engineering Division, attention Kathleen Gandara, no later than July 18, 2013, 3:00 p.m.

**RFP Issue Date:** 6/20/2013**Proposers Conference(s):** July 8, 2013 01:30 PM (non-mandatory)  
900 South Fremont Avenue, Alhambra, CA 91803**Proposal Due Date:** 07/18/2013 03:00 PM**Contact Person:** **Name:** Kathleen Gandara  
**Phone:** 626-458-2566  
**Email:** [Click Here](#)**Estimate:** \$7,500,000**Documents**

Document	Description
RFP As-Needed Project Management/Construction Management and Related Services	RFP

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